

Planning & Zoning Commission Agenda
Wednesday, March 6, 2013 @ 5:00 pm
City Hall - 70 Court Plaza
First Floor North Conference Room
www.ashevillenc.gov (search "Planning & Zoning Commission")

PRE-MEETING AGENDA – 4:30 PM, 5TH FLOOR CITY HALL

1. Review of agenda items.
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PLANNING & ZONING COMMISSION AGENDA – 5:00 PM 1ST FLOOR CITY HALL

The Planning and Zoning Commission will hear public comments only on items that appear on the agenda. Presentations by the public shall be limited to no more than ten (10) minutes for the main spokesperson for a group and no more than three (3) minutes for other individuals. Additional information may be conveyed to the Planning and Zoning Commission in written form.

ADMINISTRATIVE

1. Approval of minutes from the February 6, 2013 meeting.

CONDITIONAL ZONING

1. APPLICATION WITHDRAWN - A request for a Conditional Zoning from Residential Single-Family High Density RS8 and Residential Multi-Family Medium Density RM8 to Community Business I CZ for the project identified as the **Carman Residence** located at 191 Cumberland Avenue. The rezoning would permit the use of the home as a boarding house and includes modifications to allow encroachments into the buffers. The owner is Bernard Carman. The property is identified in the Buncombe County tax records as PIN 9649-13-3611. Planner coordinating review – Jessica Bernstein.
2. A request for a Conditional Zoning from Residential Single Family RS4 to Residential Multifamily Medium Density RM-6 CZ for the project identified as **Myra Village** located at 11 Myra Place. The request is for a nine (9) unit multi-family development, including the completion of partially-constructed structures from a previous project and includes a modification to allow parking within a property line buffer. The owner is Myra Properties, LLC and the contact is James Mock, PE. The property is identified in the Buncombe County tax records as PIN 9618-90-9765. Planner coordinating review – Jessica Bernstein.

REZONING

1. Request to **rezone property located at 10 Old Shoals Road** from HB (Highway Business) to CI (Commercial Industrial) District. The petitioner is Lisa Stephens, agent for M Realty, LLC. The property is identified as a portion of PIN 9654-11-5212. Planner coordinating review – Blake Esselstyn.

LEVEL II

1. A request for a review of a Level II site plan for the project identified as **Marriott Courtyard** located at 360 Rockwood Road. The project proposes to construct a 68,500 square foot hotel building containing 91 rooms. The property owner is Rockwood Hospitality and the contact is Joseph Harris. The property is identified in the Buncombe County Tax records as PIN 9643.65-4950. Planner coordinating review – Julia Fields.

LEVEL III

1. Review of Level III site plan for the project identified as the **Asheville Market** located at 4 South Tunnel Road. The project proposes to redevelop an existing 148,075 square foot retail center including the demolition of 91,600 square feet of floor area and construction of a new 80,104 square foot building for a total of 142,500 square feet of floor area. The request includes modifications to landscape requirements. The owner is Tunnel Road E&A, LLC and the contact is Robert Deutsch. The property is identified in the Buncombe County tax records as PIN 9658-25-5796. Planner coordinating review – Jessica Bernstein.

NEXT MEETING

1. Discuss need for mid-month meeting, March 21.
2. Next meeting will be Wednesday, April 3, 2013 at 5 p.m.